

Questions and Answers from the Pre-Submission Meeting

1. Is the purchase of the Reuse Site an option?
 - a. A ground lease is the only disposition option.
2. Are additional site visits available to conduct environmental testing?
 - a. No. Upon award, the selected Respondent will have an opportunity during the feasibility period for additional site visits and due diligence. Environmental testing can take place at that time.
3. Will the selected charter school be exempt from taxes?
 - a. DRES cannot provide the selected charter school with any assurance that its use of the Reuse Site will be exempt from taxation. The leasehold interest of a tenant in possession of government real property may be subject to taxation under § 47-1005.01. of the D.C. Official Code. The selected charter school must make its own separate application for tax exemption.
4. What factors are used to determine the winning submission?
 - a. Please review Section V of the Request for Offers.
5. What makes a strong charter school record?
 - a. The charter school record is judged by the school's history of academic achievement, including AYP, DC-CAS scores, enrollment history, and high school graduation rates (if applicable).
6. Who is on the selection panel?
 - a. The selection panel consists of members from both the Deputy Major for Education's Office and the Department of Real Estate Services.
7. In what instance would no charter school have a selected submission?
 - a. The District reserves the right not to select any offer. The District may determine that acceptance of any proposals is not in the District's best interest. This determination is based on a number of factors, including the needs of the specific community in which the Reuse Site is located.
8. Does Landrieu require that a charter school is always selected?
 - a. No. Landrieu does not require the District to select a charter school respondent.
9. Is the right of first offer the same as the right of first refusal?
 - a. The Landrieu right of first offer is not equivalent to a right of first refusal. For additional information regarding the distinction between the right of first offer and the right of first refusal please consult with your legal counsel. Additionally, for charters schools to

exercise their right of first offer, the charter school must respond to the Request for Offers.

10. The building is designated as historic. Can the proposal include an addition?
 - a. Respondents may propose additions and renovations to the Reuse Site, so long as the renovations adhere to the historic preservation guidelines.
11. What is the timeline for moving into the building?
 - a. Respondents should outline in their submissions the desired timeline for use of the Reuse Site.
12. What is the Council approval timeline?
 - a. The Council approval process can take up to 90 days, excluding weekends, holidays and Council recess.
13. What is the lease expiration date for the current tenants?
 - a. The lease for the current tenant has expired. Furthermore, the District intends to lease the Reuse Site unoccupied.
14. What is the role of the appraisal?
 - a. The appraisal is used as a tool during lease negotiations to assess the appropriate rental rate.
15. What is the typical lease term that can be expected by the selected respondent?
 - a. The typical lease term for closed schools ranges from 20-25 years, often with a 25 year renewal option.